

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, March 17, 2006 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-06-12** Application of **Michelle Ernst** for variances from the zoning regulations to 1) reduce the rear yard setback from the required 15 feet to 7 feet, 2) increase the floor area of an accessory structure (i.e., a detached garage) from the maximum allowed of 30% of that of the main structure (i.e., the house) to 33%, and 3) increase the covered area of the required rear yard setback from the maximum allowed of 25% to 64%, all for construction of a new detached garage. Property is located at **1607 CARROL STREET N.W.**, fronts 50 feet on the north side of Carroll Drive and begins on the northeastern corner of Carroll Drive and Wenlock Street. Zoned R-4A (Single-Family Residential) District. Land lot 223 Of the 17th District, Fulton County, Georgia.
Owner: Michelle Ernest
Council District 9, NPU-D
- V-06-13** Application of **Land Logistics, LLC** for a special exception from the zoning regulations to erect a 5-foot high, wrought iron fence with 6-foot high brick columns and a 6-foot high, wrought iron gate in the front yard setback, where up to a 4-foot high fence is otherwise allowed. Property is located at **2145 BOLTON ROAD N.W.**, fronts 279 feet on the south side of Bolton Road and begins 320 feet east of the western corner of Bolton Road and Hollywood Road. Zoned RG-2 (Residential General Sector-2) District. Land Lot 253 of the 17th District, Fulton County, Georgia.
Owner: The Enclave at Riverside Village
Council District 9, NPU-D
- V-06-14** Application of **Suellen Henderson** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 18 feet 2) reduce the southwest side yard setback from the required 7 feet to 3.1 feet, and 3) reduce the southeast side yard setback from the required 7 feet to 5.8 feet, to alter a roof line and add a gable to a single-family house. Property is located at **131 MONTGOMERY FERRY ROAD N.E.**, fronts 65 feet on the south side of Montgomery Ferry Road and begins 230 feet west of the southwestern corner of Montgomery Ferry Road and Polo Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 17th District, Fulton County. Georgia.
Owner: Suellen Henderson
Council District 6, NPU-E
- V-06-15** Application of **Franz Schneider** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 15 feet, 2) reduce the north side yard setback from the required 7 feet to 2 feet, and 3) increase the lot coverage from the allowed maximum of 50% to 52%, for construction of a new, single-family house. Property at **426 ARNOLD STREET N.E.**, fronts 35 on the west side of Arnold Street and begins 115 feet south of the southwestern corner of Arnold Street and Angier Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 47 of the 14th District, Fulton County Georgia.
Owner: Sam Dickenson
Council District 2, NPU-M

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- V-06-16** Application of **Andrew Galert** for a special exception from the zoning regulations for a 6-foot high wall (a.k.a. a “privacy fence”) in the half-depth front yard setback, where up to a 4-foot high fence would otherwise be allowed. Property located at **279 MELLRICH AVENUE N.E.**, fronts 63 feet on the east side Mellrich Avenue and begins on the southeastern corner of Wisteria Way and Mellrich Avenue. Zoned R-4A (Single-Family Residential) District. Land Lot 212 of the 15th District, DeKalb County, Georgia.
Owner: Rebecca A. Rodkin
Council District 5, NPU-O
- V-06-17** Application of **Chris Harvey** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 3.75 feet and 2) reduce the west side yard setback from the required 7 feet to 3 feet, for a 1 ½-story room addition to the rear of a single-family house. Property located at **948 WYLIE STREET S.E.**, fronts 148 feet on the south side of Wylie Street and begins on the southeastern corner of Wylie Street and Flat Shoals Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Tracy S. Joseph
Council District 5, NPU-N
- V-06-18** Application of **Alta Glen Iris, L.P.** for a special exception from the zoning regulations to reduce the required off-street loading spaces from 6 to 0 spaces. Property located at **525 GLEN IRIS STREET N.E.**, fronts 372 feet on the east side of Glen Iris Street and begins on the southeastern corner of Glen Iris Avenue and Morgan Street. Zoned MRC-3-C (Multi-Family Residential Commercial Sector-3 Conditional) District. Land Lot 18 of the 14th District, Fulton County, Georgia.
Owner: NSI Land, LLC
Council District 2, NPU-M
- V-06-19** Application of **David Ogram** for a variance from the zoning regulations to exceed the allowed maximum lot coverage of 50%, for construction of a detached garage on a single-family lot. Property located at **867 ARGONNE AVENUE N.E.**, fronts 45 feet on the east side of Argonne Avenue and begins 130 feet north of the Northeastern corner of Argonne Avenue and Seventh Street. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: 3-D Holdings, LLC.
Council District 6, NPU-E

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- V-06-20** Application of **David Ogram** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 2 feet for construction of a new, detached garage and 2) allow an accessory structure to exceed the maximum allowed total floor area of 30% of that of the main structure (i.e., the house). Property located at **873 ARGONNE AVENUE N.E.**, fronts 45 feet on the east side of Argonne Avenue and begins 130 feet north of the Northeastern corner of Argonne Avenue and Seventh Street. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Joseph & Else Ballay
Council District 6, NPU-E
- V-06-21** Application of **David Ogram** for a variance from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 2 feet, and 2) reduce the rear yard setback from the required 15 feet to 2 feet, for construction of a detached garage. Property located at **629 ELMWOOD DRIVE N.E.**, fronts 50 feet on the south side of Elmwood Drive and begins 150 feet east of the southeastern corner of Elmwood Drive and Monroe Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Patrick Moore
Council District 6, NPU-F
- V-06-22** Application of **David Ogram** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 4 feet, for a second story addition to a single-family house. Property located at **1314 NORTH MORNINGSIDE DRIVE N.E.**, fronts 55 feet on the south side of North Morningside Drive and begins 150 feet east of the south eastern corner of North Morningside and North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land lot 2 of the 17th District, Fulton County Georgia.
Owner: AHA Development
Council District 2, NPU-F
- V-06-23** Application of **Dana Armour** for variances from the zoning regulations to 1) allow a portion of a building to project into the transitional height plane, 2) increase the height of a building from the maximum allowed of 35 feet to 42 feet, and 3) allow parking and paving in the transitional side yard. Property located at **419, 423, 429, 433, GARTRELL STREET S.E.**, fronts 194 feet on the south side of Gartrell Street and begins 99 feet east of the southeastern corner of Gartrell Street and Jackson Street. Zoned MR-3 (Multi-Family Residential) District. Land Lot 45 of the 14th District, Fulton County, Georgia.
Owner: Dana Armour
Council District 5, NPU-M

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- V-06-24** Application of **Joy Russo** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 4.5 feet, for a second-story addition to a single-family house. Property located at **1140 ST. AUGUSTINE PLACE N.E.**, fronts 53 feet on the north side of St. Augustine Place and begins 1,033 feet west of the northwest corner of North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 14 of the 16th District, Fulton County, Georgia.
Owner: Joy Rousso
Council District 6, NPU-F
- V-06-25** Application of **Brian Bird** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 30 feet, 2) reduce the west side yard setback from the required 7 feet to 5 feet, all to allow for a second story and deck addition to a single-family house. Property located at **762 LONGWOOD DRIVE N.W.**, fronts 55 feet on the south side of Longwood Drive and begins 240 feet east of the southeastern corner of Longwood Drive and Longwood Court. Zoned R-4 (Single-Family Residential) District. Land lot 154 of the 17th District, Fulton County, Georgia.
Owner: Ann Rothery
Council District 8, NPU-C
- V-06-26** Application of **Laurel Park, LLC** for variances from the zoning regulations to 1) eliminate the required independent driveway from a public street and allow for a shared driveway with 3989 Lake Forrest Drive and 6 Laurel Drive and 2) allow a parking pad in the required front yard setback. Property is located at **4001 LAKE FORREST DRIVE, N.E.**, fronts 142 feet on the east side of Lake Forrest Drive and begins 143 feet north of the northeast corner of Lake Forrest Drive and Laurel Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 96 of the 17th District, Fulton County, Georgia.
Owner: Lake Park, LLC.
Council District 8, NPU-B
- V-06-27** Application of **Elite Property Ventures** for a variance from the zoning regulations to eliminate the required independent driveway from a public street and allow for a shared driveway. Property is located at **1814, 1816, & 1818 ALMA STREET, N.W.**, fronts 234 feet on the east side of Alma Street and begins on the corner of Alma Street and Carroll Street. Zoned R-4A (Single-Family Residential) District. Land Lot 223 of the 17th District, Fulton County, Georgia.
Owner: Elite Property Ventures
Council District 9, NPU-D

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- V-06-28** Application of **Laurel Park, LLC** for variances from the zoning regulations to 1) eliminate the independent driveway from a public street and allow for a shared driveway with 4001 Lake Forrest Drive and 6 Laurel Drive. Property is located at **3989 LAKE FORREST DRIVE, N.E.**, fronts 143 feet on the east side of Lake Forrest Drive and begins on the northeast corner of Lake Forrest Drive and Laurel Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 96 of the 17th District, Fulton County, Georgia.
Owner: Lake Park, LLC.
Council District 8, NPU-B
- V-06-29** Application of **Dan Saknini** for a variance from the zoning regulations to reduce the front yard setback from the required 50 feet to 30 feet, for construction of a two-story, single-family house. Property located at **2876 SANDPIPER CIRCLE S.W.**, fronts 100 feet on the south side of Sandpiper Circle and begins 271 feet east of the southeastern corner of Sandpiper Drive and North Shore Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 215 of the 14th District, Fulton County, Georgia.
Owner: Dan Saknini
Council District 11, NPU-I
- V-06-30** Application of **Terrill Mark Wright** for 1) a special exception from the zoning regulations to allow a detached garage to be located in front of the main structure (i.e., the house), and 2) a variance from the zoning regulations to increase the total floor area for an accessory structure (i.e., the garage) from the maximum allowed of 30% to 46% of that of the house. Property located at **459 ROCK SPRINGS ROAD N.E.**, fronts 50 feet on the south side of Rock Spring Road and begins 197 feet east of the southeastern corner of Rock Spring Road and Rockridge Place. Zoned R-4 (Single-Family Residential) District. Land Lot 57 of the 17th District, Fulton County, Georgia.
Owner: Terrill mark Wright
Council District 6, NPU-F
- V-06-31** Application of **Drew Carlyle** for variances from the zoning regulations to 1) reduce the required front yard setback from the required 35 feet to 23 feet and 2) reduce the east side yard setback from the required 7 feet to 4 feet, for a room addition and for enclosure of a deck for living space. Property located at **123 EAST DRIVE N.E.**, fronts 57 feet on the north side of East Drive and begins on the northeastern corner of Plaster Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 101 of the 17th District, Fulton County, Georgia.
Owner: Drew Carlyle
Council District 7, NPU-B

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DEFERRED CASES

- V-05-289** Application of **Sheferan Berhanu** for a variance from the zoning regulations to 1) reduce the transitional side yard from the required 20 feet to 0 feet and 2) to reduce the rear transitional yard setback from the required 20 feet to 13.8 feet and 3) to allow for a transitional use within 100 feet of a residential district by making an addition to an existing gas station/convenience store. The property is located at **605 BOULEVARD N.E.**, fronts 97.5 feet on the east side of Boulevard and begins on the south eastern corner of Boulevard and Boulevard Place. Zoned C-1 (Community Business) District. Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Sheferan Berhanu
Council District 2, NPU-M
- V-05-353** Application of **Stephen Eichelberger** for a variance from the zoning regulations to reduce the front yard setback from the required 10 feet to 0 feet for second and third story additions that will convert a commercial building to a two-family building. Property is located at **574-576 MARIETTA STREET N.W.**, fronts 60 feet on the west side of Marietta Street, and begins 1,600 feet north of the northwestern corner of Jones Avenue and Marietta Street. Zoned I-1 (Light Industrial) District (pending rezoning to C-3 (Commercial Residential) District)). Land Lot 82 of the 14th District, Fulton County Georgia.
Owner: Stephen J. Eichelberger
Council District 2, NPU-M
- V-05-355** Application of **Larry Lucas/Land Logistics** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 5 feet and 2) reduce the half-depth front yard setback from the required 15 feet to 4 feet, for construction of a single-family house. Property is located at **592 GRIFFIN STREET N.W.**, fronts 28 feet on the west side of Griffin Street, and begins on the northwestern corner of Griffin Street and D'Alvigney Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Land Logistics/ Larry Lucas
Council District 3, NPU-L
- V-05-356** Application of **Larry Lucas/Land Logistics** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 5 feet and 2) reduce the south side yard setback from the required 7 feet to 4 feet, for construction of a single-family house. The property is located at **594 GRIFFIN STREET N.W.**, fronts 28 feet on the west side of Griffin Street, and begins 28 feet north of the northwestern corner of Griffin Street and D'Alvigney Street. Zoned R-4A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Larry Lucas/ Land Logistics
Council District 3, NPU-L